Project report: The Residences at Mandarin Oriental, Miami

Facts as published, each with its source. Built by Kolaboro on 13 Nov 2026 from its public data. No verdicts.

In short

The Residences at Mandarin Oriental, Miami is listed as off-plan in 500 Brickell Key Drive, Brickell Key, Miami, Miami, USA, by Swire Properties. The handover date on record is 2030. No permit number is published. Transparency score: 29 of 100, rank 16 of 39 in Miami. Not yet reviewed by Kolaboro (added 13 Nov 2026). Last checked 12 Nov 2026.

Key facts

Developer: Swire Properties
source: https://www.condoblackbook.com/blog/october-2026-miami-dade-luxury-preconstruction-condo-updates

Location: 500 Brickell Key Drive, Brickell Key, Miami, Miami, USA
source: https://www.condoblackbook.com/blog/october-2026-miami-dade-luxury-preconstruction-condo-updates

Stage: off-plan
source: https://www.condoblackbook.com/blog/october-2026-miami-dade-luxury-preconstruction-condo-updates

Handover on record: 2030
source: https://www.condoblackbook.com/blog/october-2026-miami-dade-luxury-preconstruction-condo-updates

Permit or licence number: not published

Price from: not published

Payment plan: not published

Last checked: 12 Nov 2026

Page we read:
https://www.condoblackbook.com/blog/october-2026-miami-dade-luxury-preconstruction-condo-updates

Transparency checklist

Transparency score: 29 of 100. Rank 16 of 39 in Miami

[o] Developer identified by legal name: No legal company name in the pages we read

[?] Developer found in an official company register: Not checked

[o] Permit or licence number published: No permit or licence number in the pages we read

[o] Permit confirmed by a register or independent source: Not confirmed in a register by us

[x] Handover date published: Published: 2030

[?] Handover date record: Not enough dated history yet

[o] Deposit protection stated: No deposit protection stated in the pages we read

[x] Address or plot location published: Precise enough for a map pin

[?] Developer website health: Developer website not checked by us

[?] Official lists screened: not screened yet

[o] Price published: No price in the pages we read

https://kolaboro.com/methods/transparency-score/

Changes on record

13 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/the-residences-at-mandarin-oriental-miami/

Sources

https://www.condoblackbook.com/blog/october-2026-miami-dade-luxury-preconstruction-condo-updates
https://floridayimby.com/2026/04/controlled-implosion-clears-brickell-key-site-for-the-residences-at-mandarin-oriental-miami.html

This report is not advice and says nothing good or bad about the developer. Check each fact at its source before you pay.
The live page has the latest data: https://kolaboro.com/projects/the-residences-at-mandarin-oriental-miami/
Free to share under CC BY 4.0, credit Kolaboro.